

City of Santa Clara

City Council/Planning Commission Joint Study Session

CityPlace Santa Clara

March 10, 2016



**City of
Santa Clara**
The Center of What's Possible

CityPlace Study Sessions

- Purpose of the study sessions
- Dates:
 - March 21 – Focus will be on entitlements
 - EIR, Mitigation Monitoring and Reporting Plan
 - General Plan Amendment and Master Community Plan
 - Study Session #3 (date: TBD) – Focus will be on transaction documents
 - Development Agreement
 - Disposition & Development Agreement and Ground Lease
 - Phasing
 - Fiscal Overview

Upcoming Activities

- Study Sessions
- Release of the FEIR
- Planning Commission hearing
- City Council hearing



Background

- **Two ENAs**
 - MPG – June 2012
 - Related California – April 2013
- **Council Study Sessions**
 - October 2013; November 2013; and December 2013
- **Term Sheets**
 - February 2014; July 2014; and June 2015



Background (con't)

- Commencement of Entitlement process
 - Preliminary work with landfill agencies
 - Notice of Preparation (July 2014)
 - Scoping Meeting (August 2014)
 - Release of DEIR (October 2015) – 60 day comment period
 - Outreach meetings (2) – October 2015
 - Study Sessions



City Council/Planning Commission Study Session RELATED SANTA CLARA

SANTA CLARA, CALIFORNIA – March 10, 2016

RELATED

RTKL

ELKUS | MANFREDI
ARCHITECTS

Related Santa Clara



APPROVAL TIMELINE

The project team has spent over two years working with city officials, government agencies and community members developing the program and plans for Related Santa Clara. The following is a list of public meetings, study sessions, community meetings, and tentative approval dates:

March 9, 2013	City Council Hearing – Project announcement (Noticed Public Hearing)
October 30, 2013	City Council Study Session – Project review (Noticed Public Hearing)
December 3, 2013	City Council Hearing – Project update (Noticed Public Hearing)
February 11, 2014	City Council Hearing – Project update (Noticed Public Hearing)
July 1, 2014	Project Clearance Committee – Pre-planning application meeting
July 1, 2014	City Council Hearing – Project update (Noticed Public Hearing)
July 31, 2014	Environmental Impact Report Scoping Meeting for the Centennial Gateway Mixed Use Project (Noticed Public Hearing)
August 12, 2014	Environmental Impact Report Scoping Meeting for City Place Santa Clara
February 18, 2015	Chamber of Commerce Presentation
April 21, 2015	City Council Study Session (Noticed Public Hearing)

April – December 2015	Small Group Community Meetings
June 16, 2015	City Council Hearing – Project update (Noticed Public Hearing)
October 9, 2015	Draft Environmental Impact Report Issued
October 20, 2015	Community Open House
October 21, 2015	City of Santa Clara Bicycle and Pedestrian Advisory Committee & Silicon Valley Bike Coalition Meeting
October 26, 2015	Community Open House
November 2015	Project Clearance Committee, Master Community Plan Meeting
December 8, 2015	Draft Environmental Impact Report Comment Period Concludes
January 14, 2016	Sunnyvale Open House

PROGRAM SUMMARY



239 ACRES
9.2 M SF
TOTAL PROJECT



5.7 M SF
OFFICE



1.1 M SF
RETAIL



1,360 UNITS
RESIDENTIAL



700 ROOMS
HOTEL



250,000 SF
FOOD & BEVERAGE



190,000 SF
ENTERTAINMENT

LEGEND

Land Uses

- Podium Residential
- Retail Anchor
- Retail and F & B
- Hotel
- Entertainment
- Office

Boundaries

- Site
- Parcel

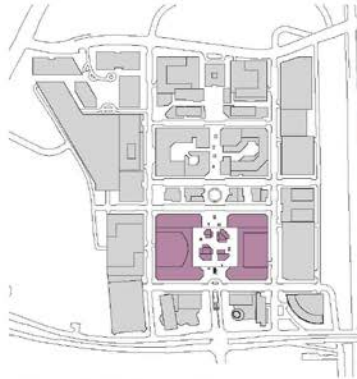
1" = 800'



GATEWAY DISTRICT



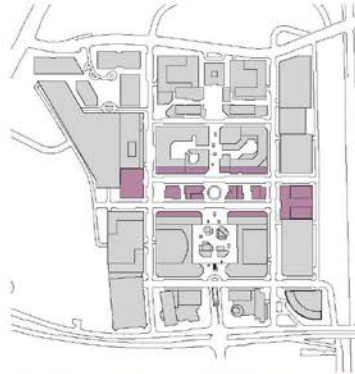
STATION





VIEW OF STATION BUILDING

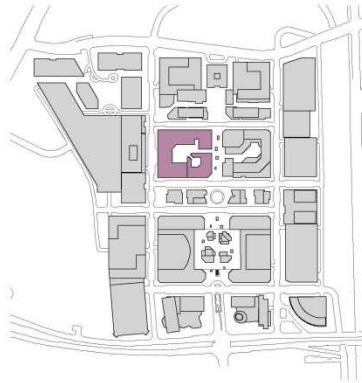
BOULEVARD





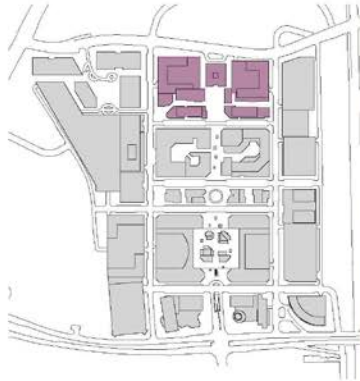
BOULEVARD VIEW LOOKING EAST

HOTEL DISTRICT





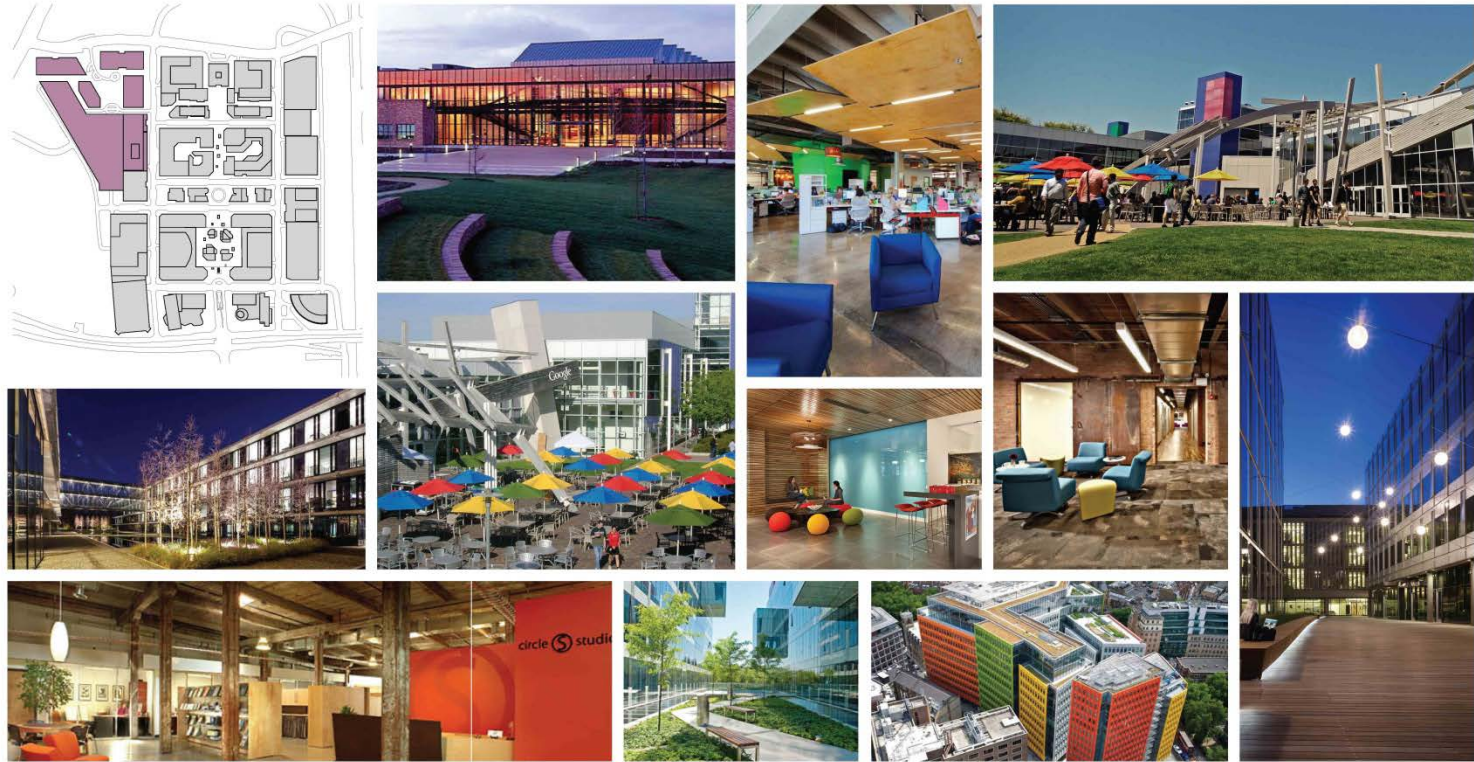
DESIGN DISTRICT





VIEW OF DESIGN DISTRICT

OFFICE CAMPUS



STREET NETWORK

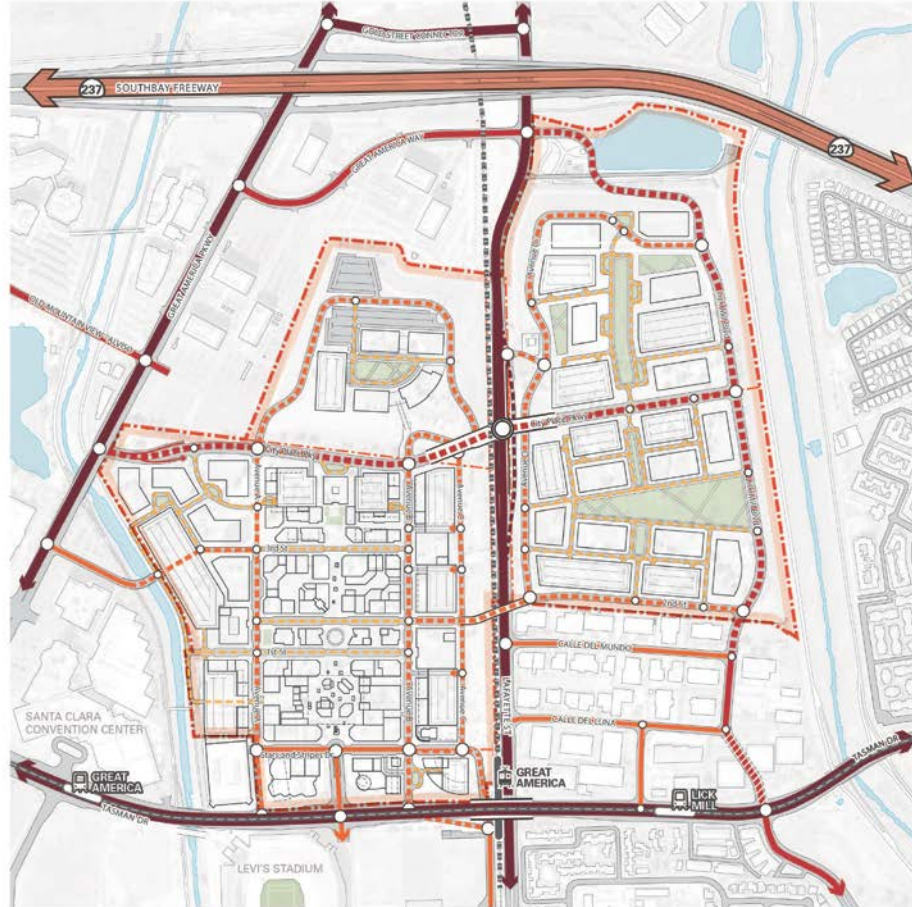
LEGEND

- Vehicular Circulation**
- Major Arterial
 - Minor Arterial (Existing)
 - Minor Arterial (Proposed)
 - Collector Street (Existing)
 - Collector Street (Proposed)
 - Local Street (Proposed)
 - Potential Connection
 - Urban Interchange
 - Full Intersection
 - Right in Right out Intersection

- Transit**
- VT Light Rail
 - Capitol Corridor/
Altamont Commuter Express

Boundaries

- Site
- Parcel



BICYCLE NETWORK

(from the Master Community Plan)

LEGEND

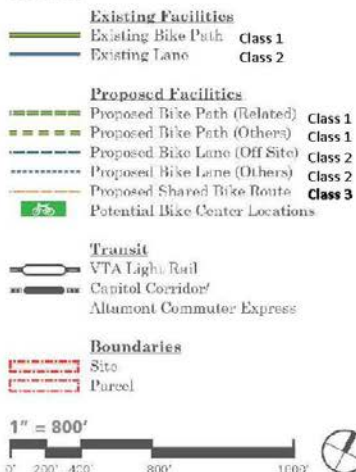
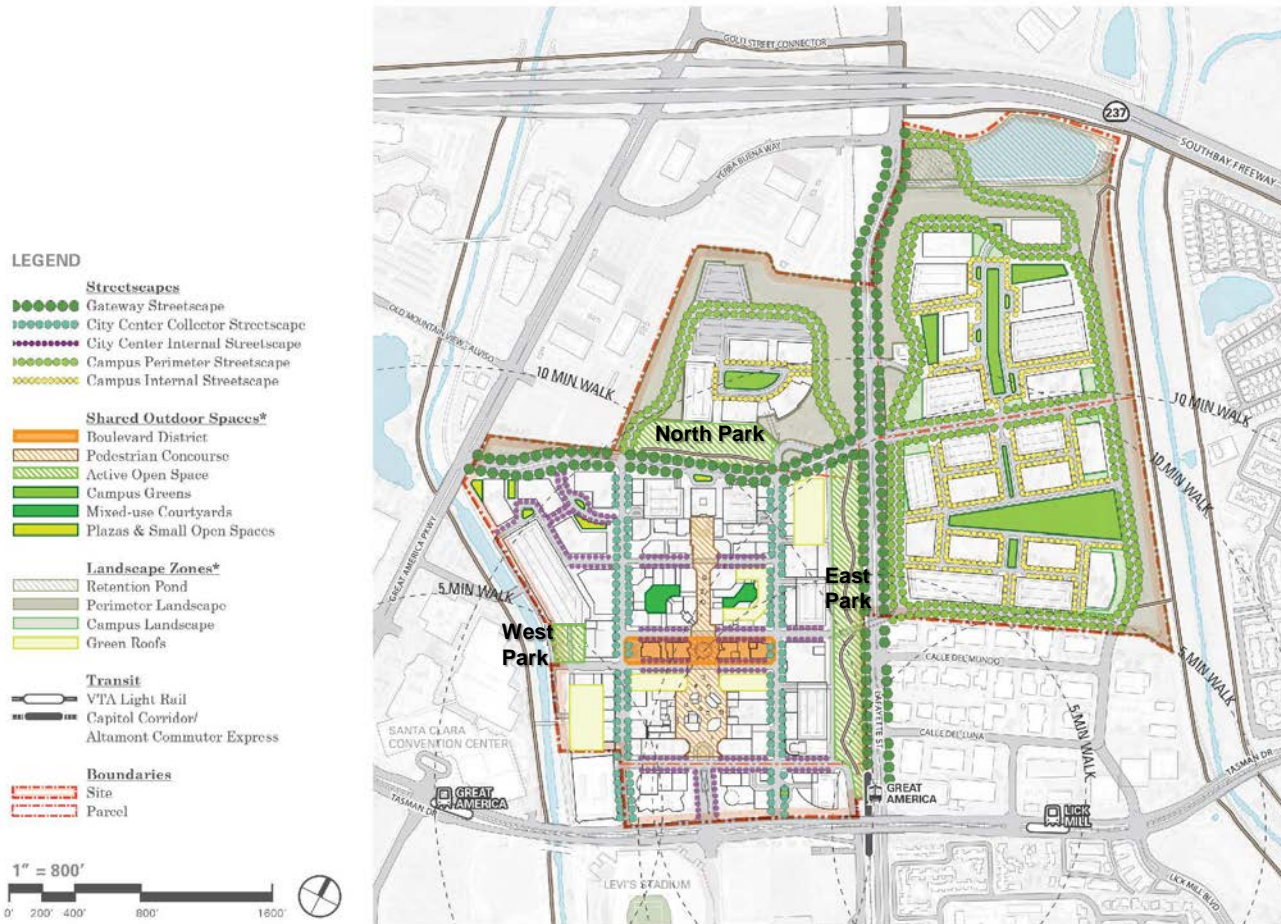


EXHIBIT 3-19: OPEN SPACE NETWORK



LEGEND

Bus Routes

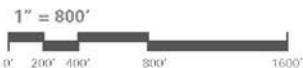
- Municipal Bus Line
- - - Potential Employer-Operated Commuter Shuttle Route
- Potential Cityplace Internal Shuttle Route
- ACE/ATA Shuttle Bus Route

Bus Stops

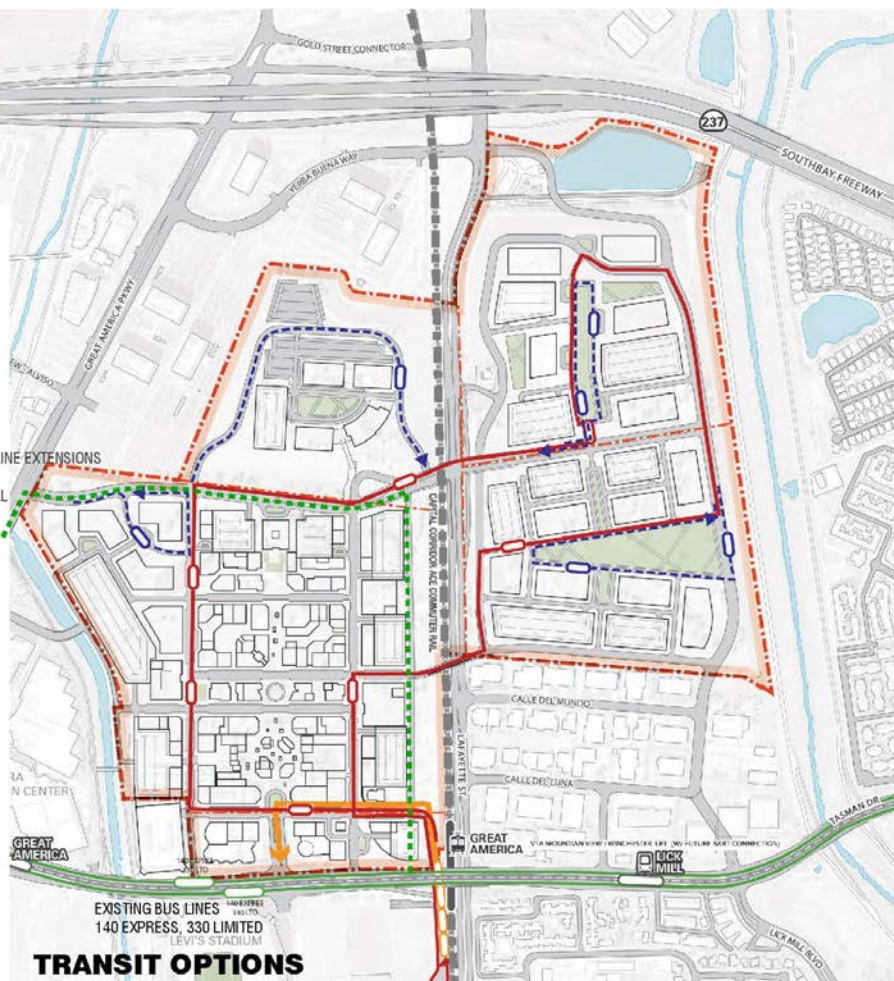
- Municipal Bus Stop
- Commuter Shuttle Stop
- Internal Shuttle Stop
- ACE/ATA Shuttle Bus Stop

Boundaries

- - - Site
- - - Parcel



POTENTIAL BUS LINE EXTENSIONS
321 EXPRESS
55, 57 & 60 LOCAL



EXISTING BUS LINES
140 EXPRESS, 330 LIMITED
LEVI'S STADIUM

TRANSIT OPTIONS



CITY OF SANTA CLARA

City Council/Planning Commission Study Session **City Place Santa Clara**

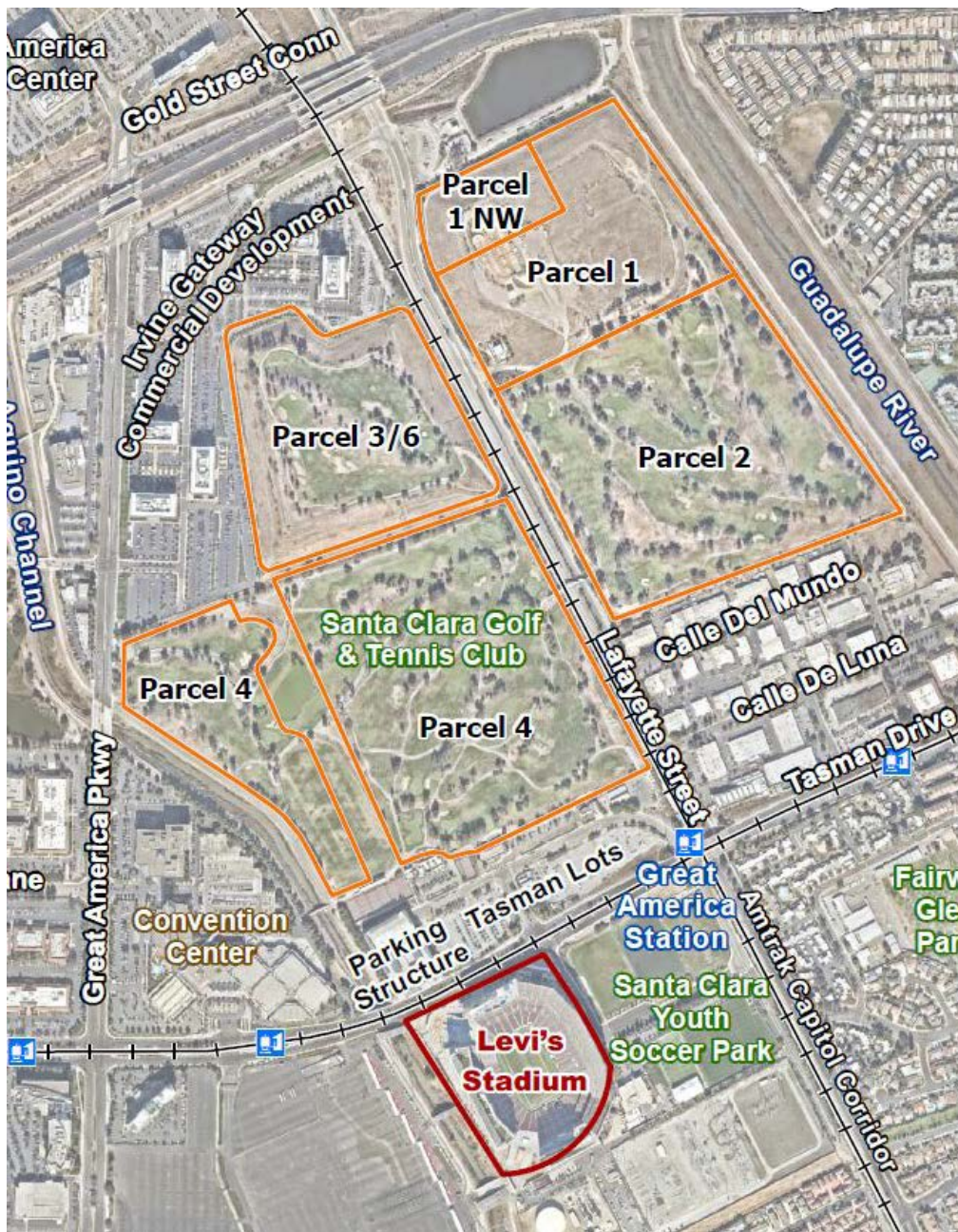
LANDFILL AND REGULATORY AGENCY FRAMEWORK

MARCH 10, 2016



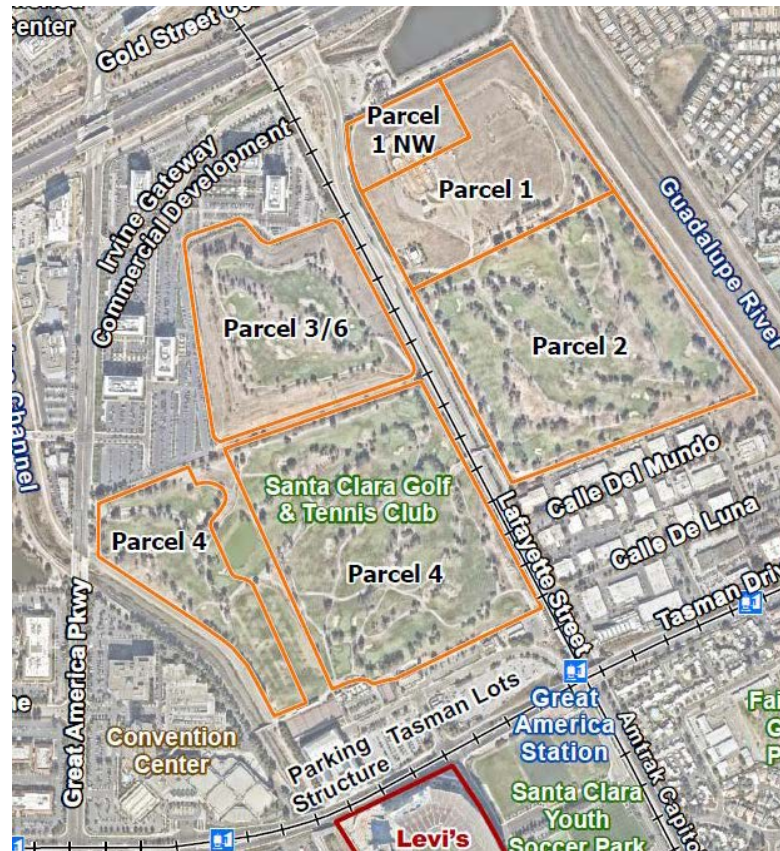
Existing Conditions

- Current Use:
 - Municipal golf course, tennis facility and related buildings
 - BMX racing track
 - Landfill gas-to-energy recovery system (Ameresco)



Summary of Historic Municipal Landfill Operations

Santa Clara All Purpose Landfill operated from early 1960s until 1993 on approx. 183 acres and has a total of about 11 million cy of refuse.



Landfill Monitoring, Collection, and Containment Features

- Landfill gas extraction wells and recovery system
- Amaresco landfill gas to energy plant
- Landfill gas monitoring probes
- Groundwater monitoring wells
- Leachate recovery system at Parcels 3/6 and 1NW
- Landfill leachate clay cut-off walls around Parcels 1 and 2
- Landfill gas cut-off walls around Parcels 4 and 3/6

Landfill Monitoring, Collection, and Containment Features Locations



Landfill Gas Collection Features



Regulatory Agency Framework

Landfill Post Closure Land-use

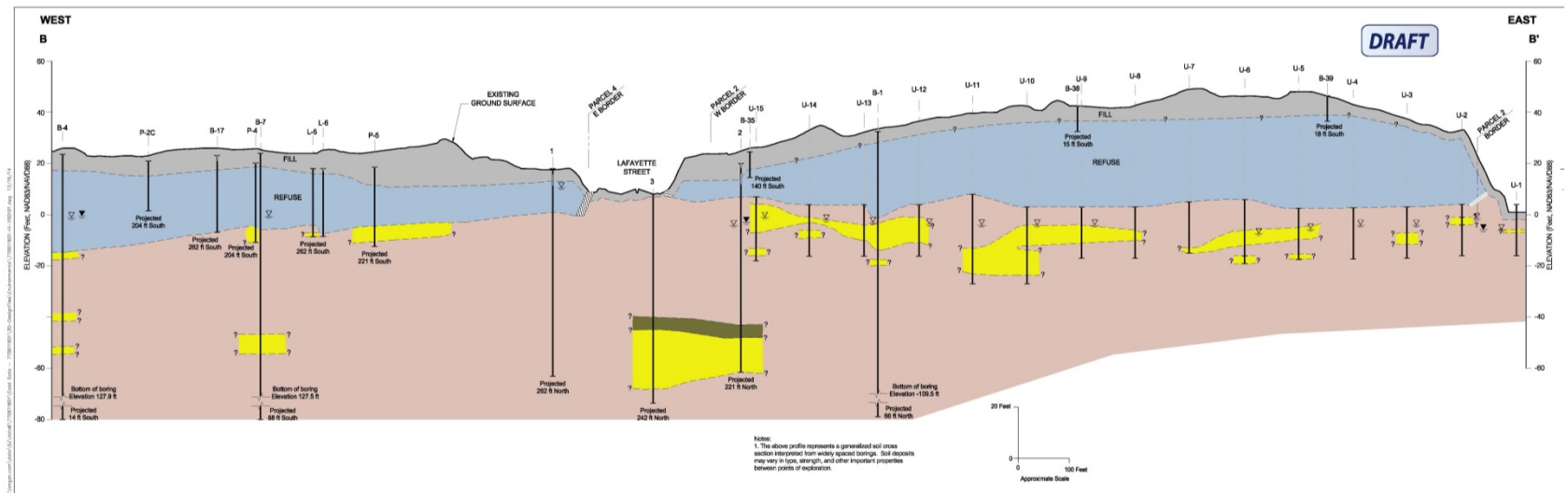
- **San Francisco Bay Regional Water Quality Control Board**
 - Waste Discharge Requirements. Oversight for landfill cover and liner, and protection of surface water and groundwater quality.
- **Santa Clara County Environmental Health / California Department of Resources Recycling and Recovery (CalRecycle)**
 - Closure/Post-Closure Maintenance Plans and Corrective Action Plans. Oversight for refuse containment, landfill gas control and public safety.
- **Bay Area Air Quality Management District**
 - Permit to operate landfill gas collection system and landfill gas-to-energy plant (Amaresco). Oversight for landfill gas emissions to atmosphere.

Process for Site Evaluation, and Developing Mitigation and Remediation Measures

- Landfill Characterization and Risk Evaluation for Commercial and Residential Land Use
 - Thorough Site Characterization: Soil gas VOC sampling followed by targeted refuse and groundwater sampling.
 - Risk evaluation based on sampling and identification of exposure pathways in accordance with agency vapor intrusion advisories.
 - Evaluation of potential remediation and mitigation measures.
- Landfill Gas Collection System Pilot Test
 - Small-scale tests of existing landfill gas collection system to support design of full-scale system for future development
- Geotechnical Evaluation
 - Site investigation to evaluate landfill cap, refuse and underlying soil properties to support foundation design
 - Land settlement evaluation to estimate how the refuse will settle post-development to support site design
- Post-Closure Land Use Plan (CCR Title 27 Section 21190)
 - County must be satisfied that post-closure activities will not pose a threat to health and safety and the environment. County/LEA commissioned a third party peer review.
 - RWQCB must approve changes to landfill cover and liner, and risk evaluation.
- Revise existing Waste Discharge Requirements, and Closure, Post-Closure Maintenance, and Corrective Action Plans
 - Identify impacts to existing monitoring, extraction and containment features, and engineer equivalent systems.
 - Identify administrative and legal mechanisms for ensuring ongoing responsibility and financial assurance for operation and maintenance systems.

[illegible]

Geologic Cross Section Parcels 4 and 2

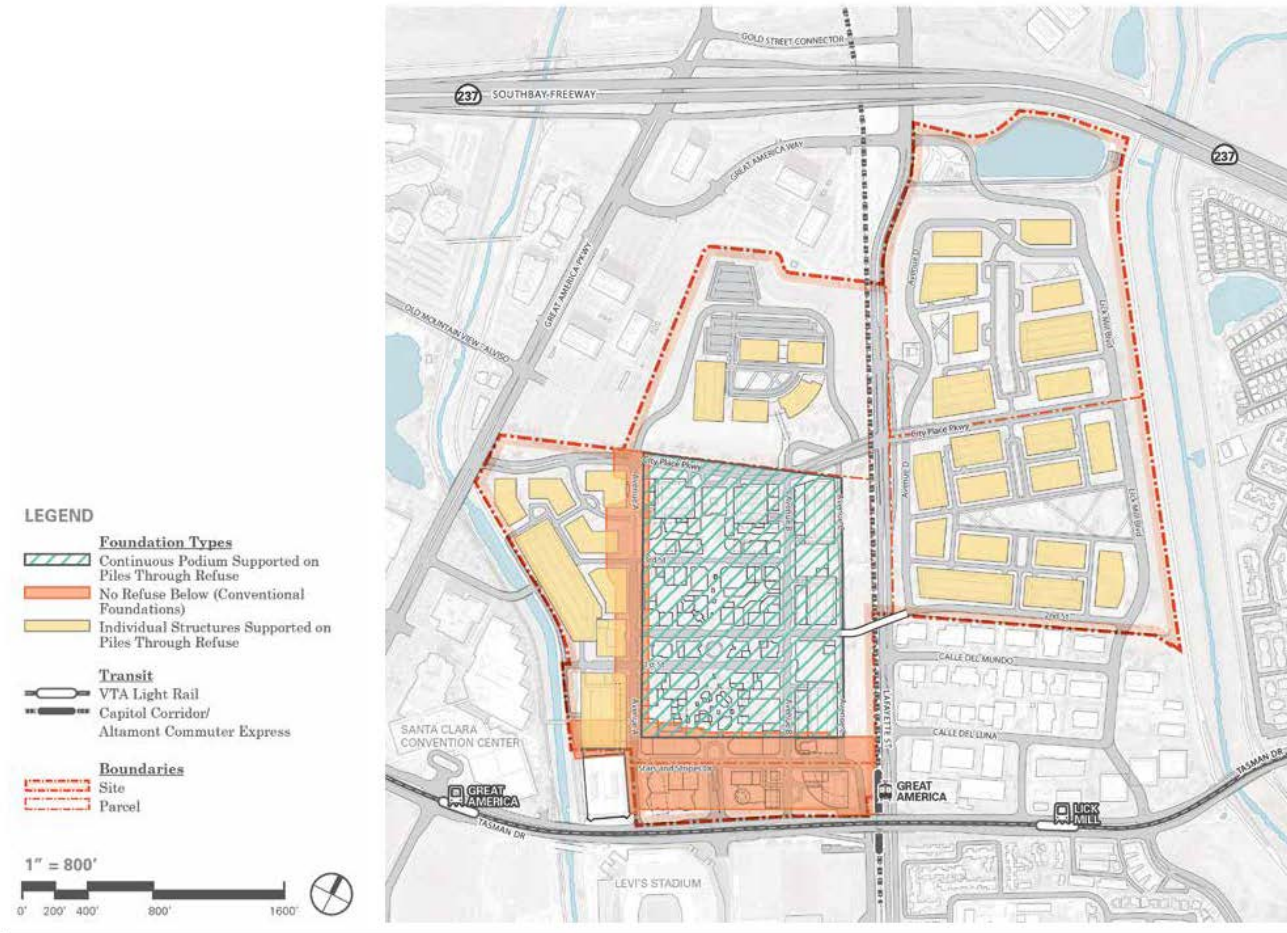


Conceptual Landfill Design and Mitigation Measures

- Final Landfill Cover
 - Existing landfill cap with low permeability layer and/or existing soil cover with demonstrated equivalent performance
- Building Foundations and Platform Structure
 - Mitigate impacts to cap/cover and liner/bottom of waste unit, and effects of refuse settlement
- Landfill Gas Extraction Systems
 - Landfill-wide collection, extraction and venting enhanced for remediation purposes and commercial/residential land use
 - Building-specific gas collection, venting and monitoring systems
- Leachate Recover System
 - Collection of landfill leachate below waste unit of Parcels 3/6

Platform Structure Location

EXHIBIT 8-5: FOUNDATION SYSTEMS



[illegible]

SECTION 3

PRELIMINARY DRAFT,
NOT FOR
CONSTRUCTION

Date	Description
	reservations

LANGAN

4300 Westpark Avenue, Suite 210, San Jose, CA 95128
 Tel: 408/291-0710 Fax: 408/291-0700 www.wygart.com

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CITY PLACE

CITY PLACE
SANTA CLARA

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DATA CLASS	SOURCE
Figure 11e	

CONCEPTUAL FOUNDATION

FOUNDRATION SECTIONS

Project No.	Figure
2004-001	

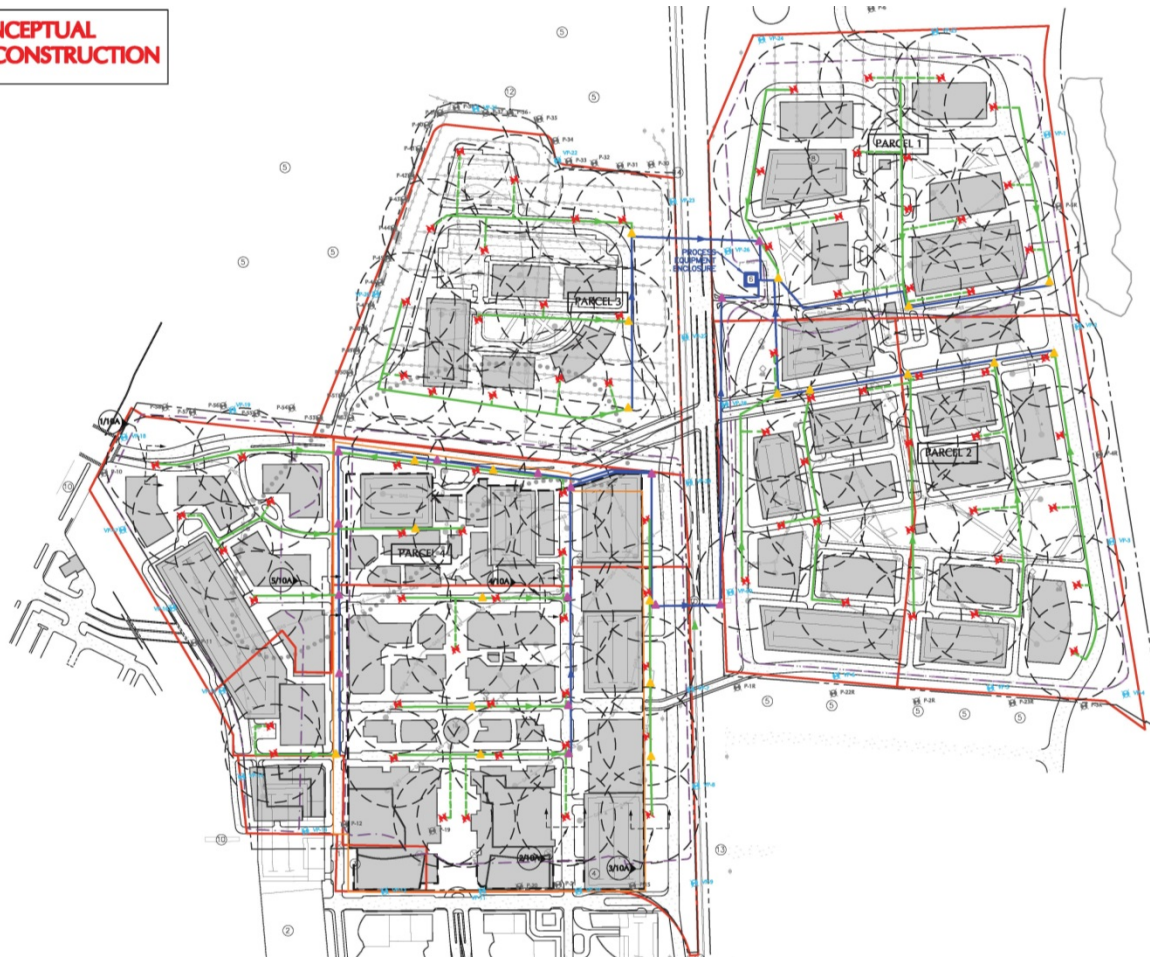
Unit	Y000001	RF5.01
Issue		

NOT TO SCALE	
Drawn by BH	Checked by CBH

BF5.01

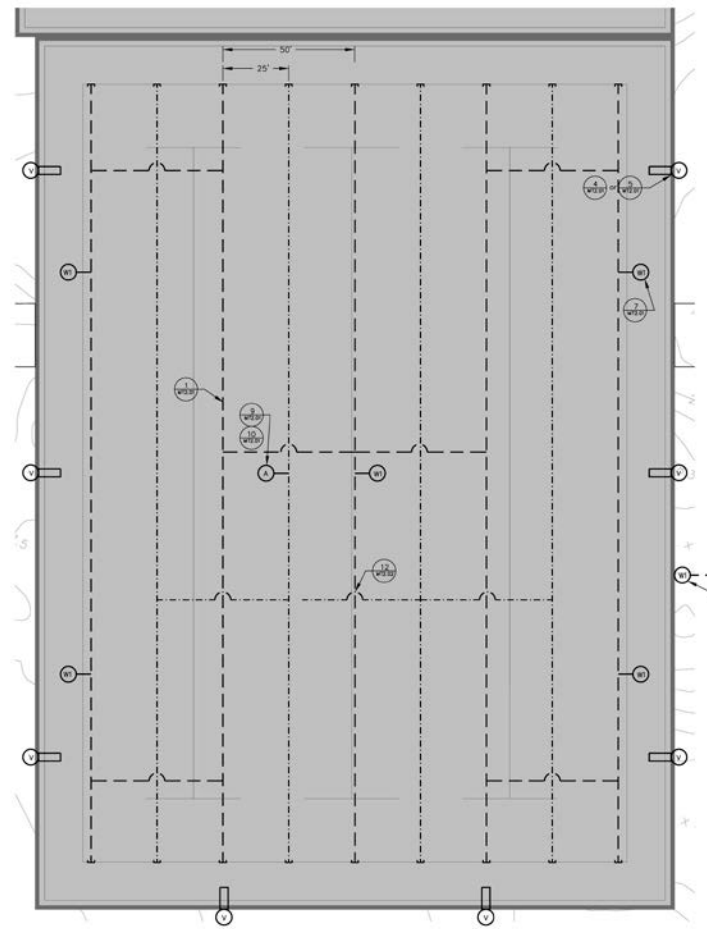
Conceptual Landfill Gas Collection System Future Development

CONCEPTUAL
NOT FOR CONSTRUCTION



Conceptual Building Landfill Gas Mitigation System

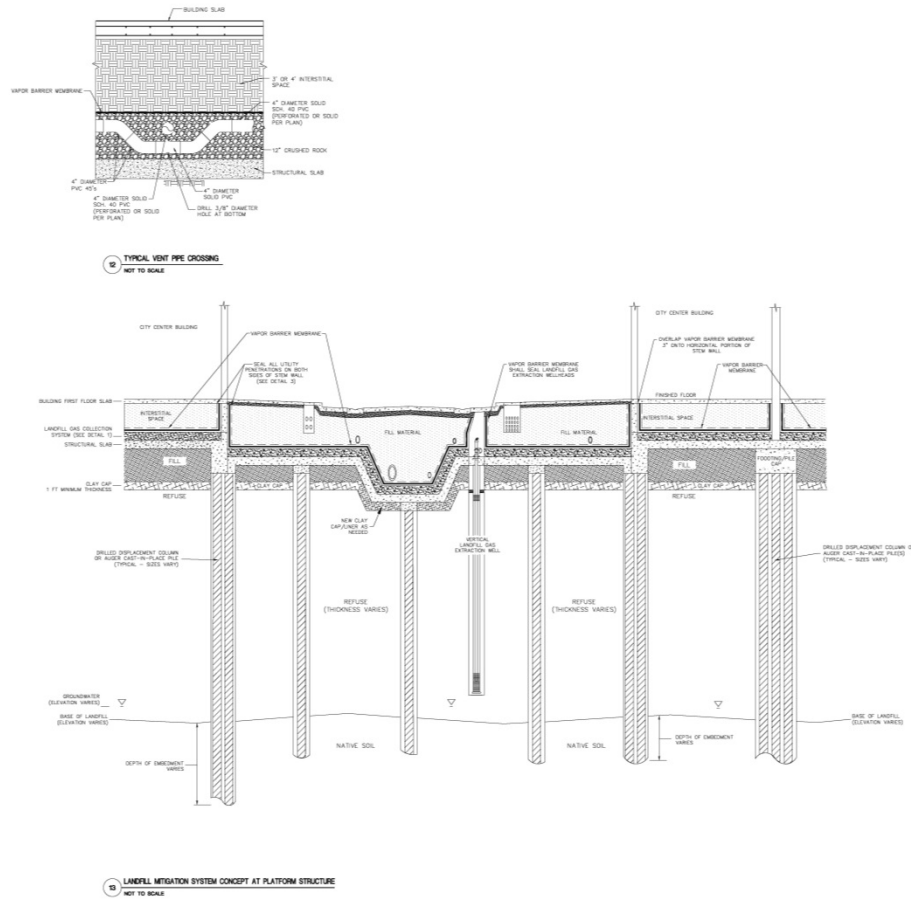
BUILDING DD



CONCEPTUAL LANDFILL GAS BUILDING
MITIGATION PLAN (TYPICAL FOR ALL
AREA OF PLATFORM SLAB)



Conceptual Building Landfill Gas Mitigation System



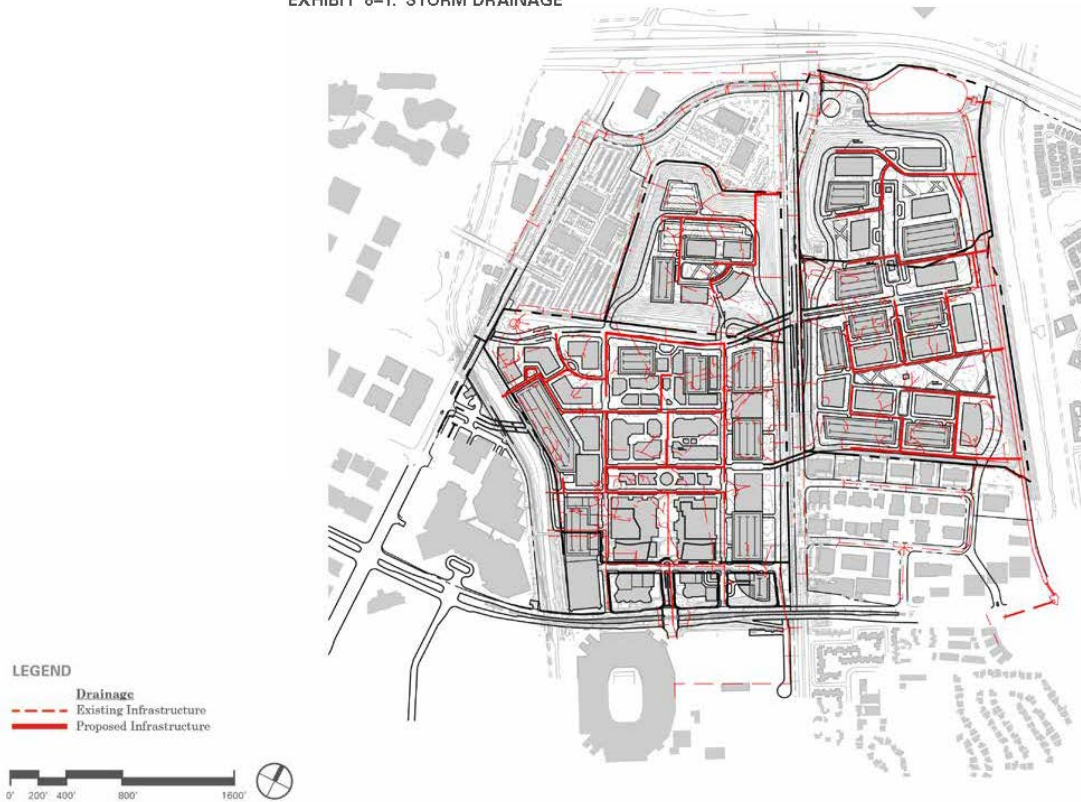
Leachate Recovery System Parcels 3/6 and 1NW

CONCEPTUAL
NOT FOR CONSTRUCTION



Infrastructure Plan – Storm Drain System

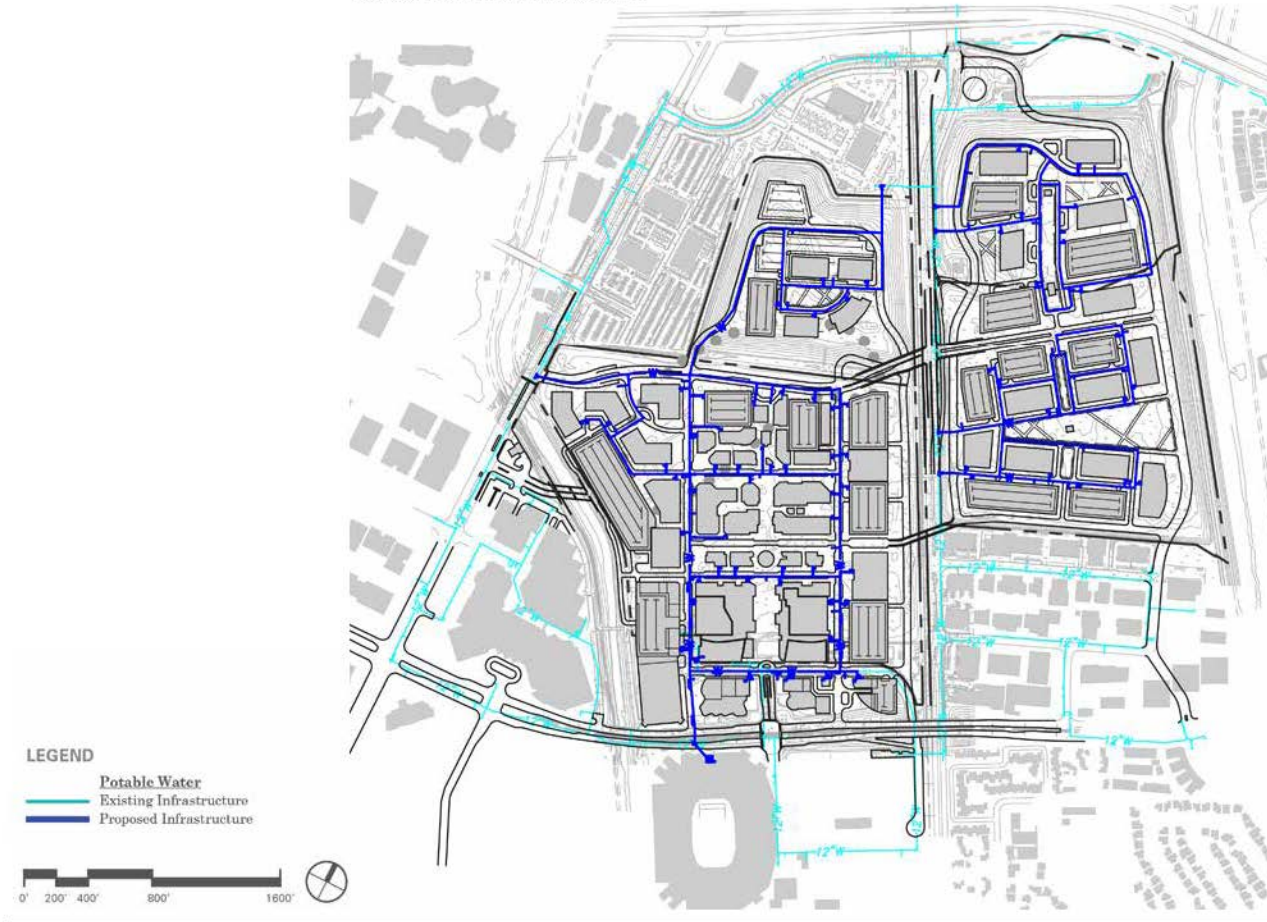
EXHIBIT 8-1: STORM DRAINAGE



202

Infrastructure Plan – Potable Water System

EXHIBIT 8-2: POTABLE WATER



206

Infrastructure Plan – Recycled Water System

EXHIBIT 8-3: RECYCLED WATER



202



Infrastructure Plan – Sanitary Sewer System

EXHIBIT 8-4: SANITARY SEWER



Questions/Comments?

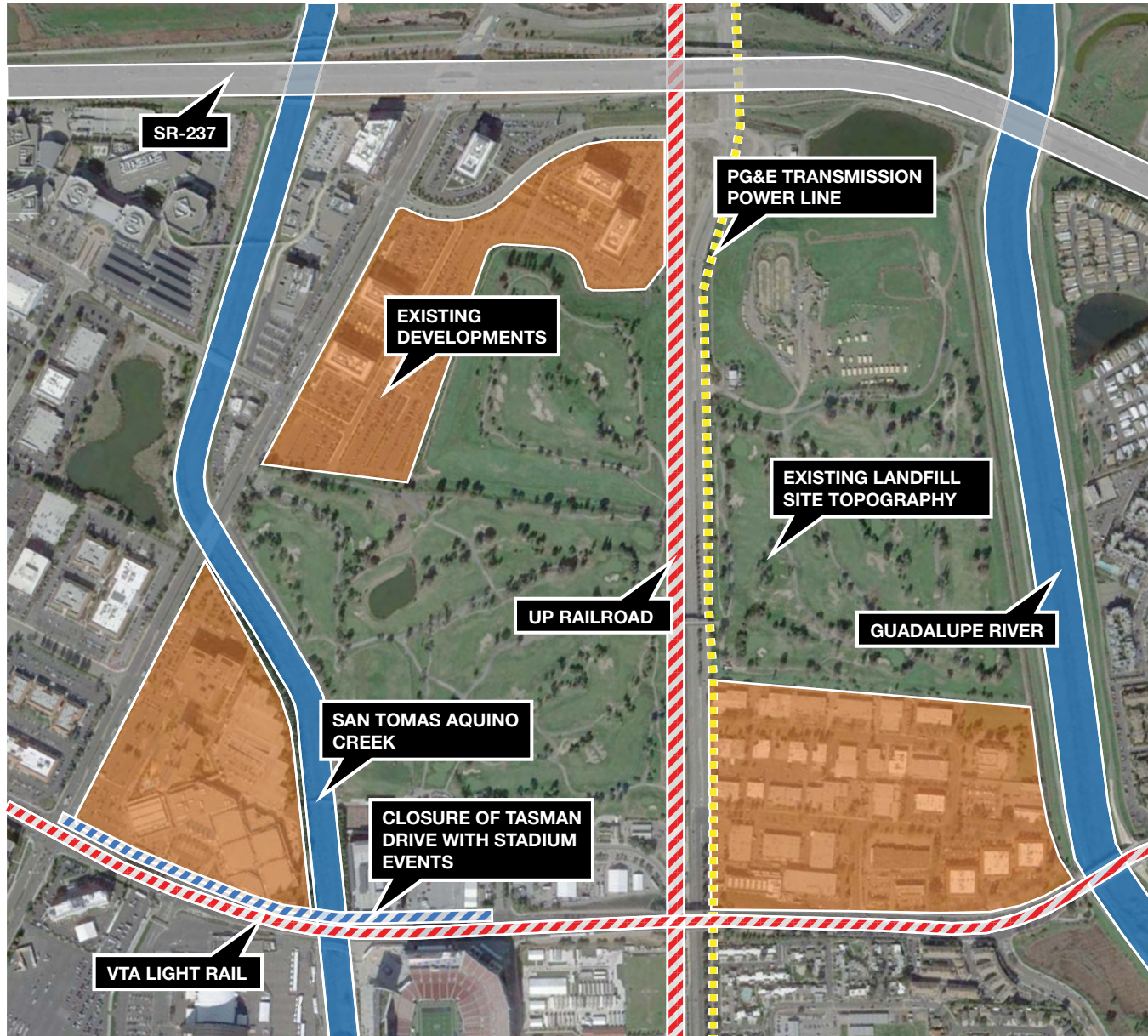


CITY PLACE TRANSPORTATION NETWORK

City Council / Planning Commission Study Session

March 10th, 2016

Context and Constraints



Aerial Image © Google 2016

Wider Transportation Network



Traffic congestion along critical corridors



Disconnected Pedestrian / Bicycle Network

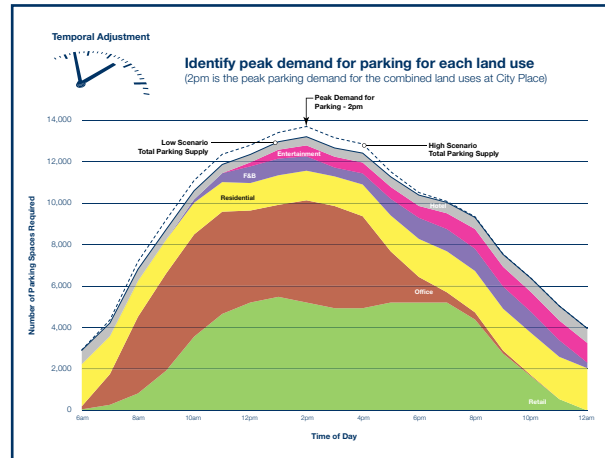


Levi's Stadium Events

Mixed Use Opportunities



Internal Trips



Shared Parking



Balanced Traffic



Shorter Trips



Stadium Event Amenities



Park Once

Future Transportation Opportunities



Shared Bicycle Programs



Commuter Shuttle Services



On-Demand Shuttle Services



Parking Management Strategies



Travel Management Applications



Ridesharing Programs



Street Network

LEGEND

Vehicular Circulation

-  Major Arterial
-  Minor Arterial (Existing)
-  Minor Arterial (Proposed)
-  Collector Street (Existing)
-  Collector Street (Proposed)
-  Local Street (Proposed)
-  Potential Connection
-  Urban Interchange
-  Full Intersection
-  Right in Right out Intersection

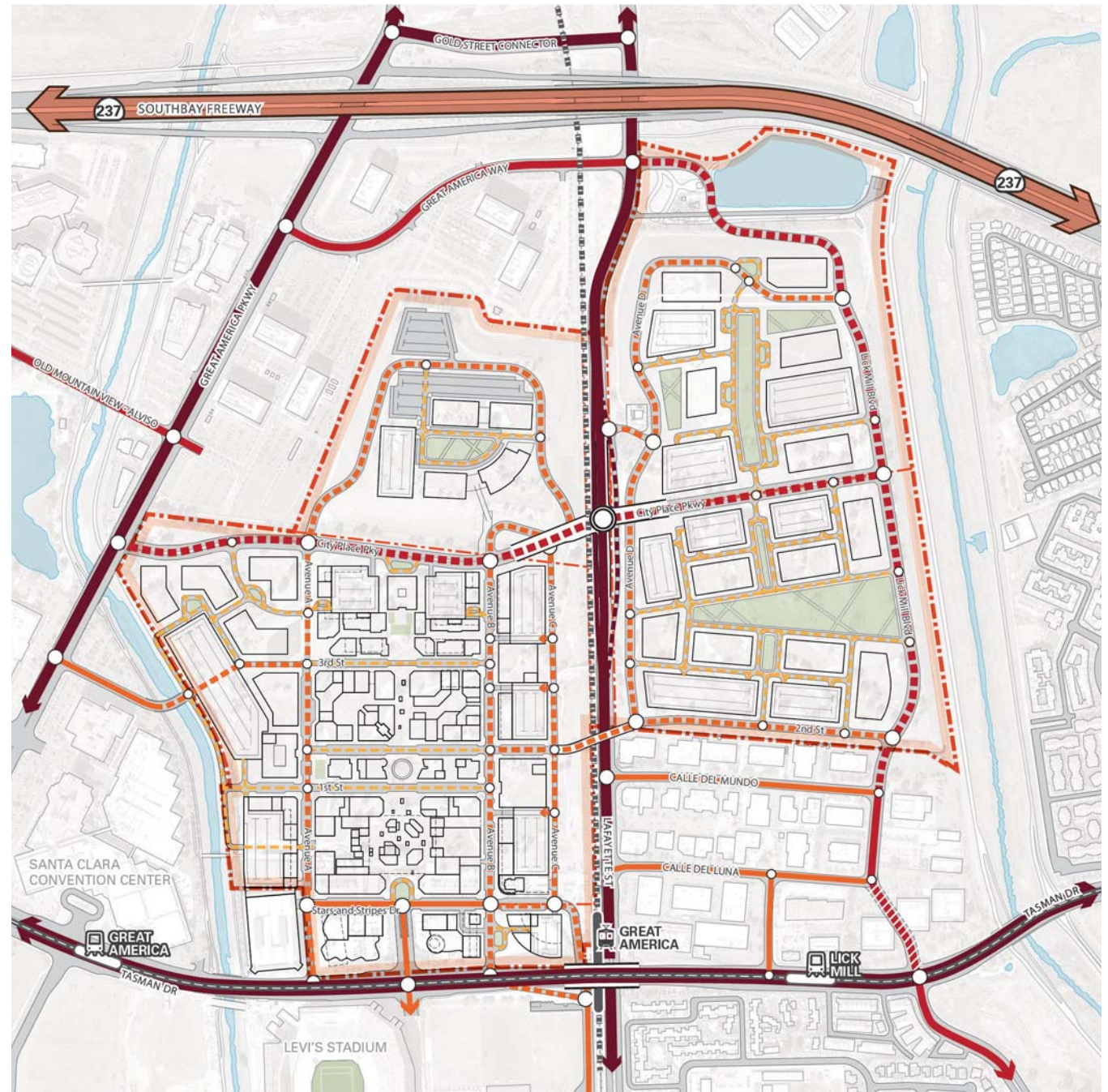
Transit

-  VTA Light Rail
-  Capitol Corridor/
Altamont Commuter Express

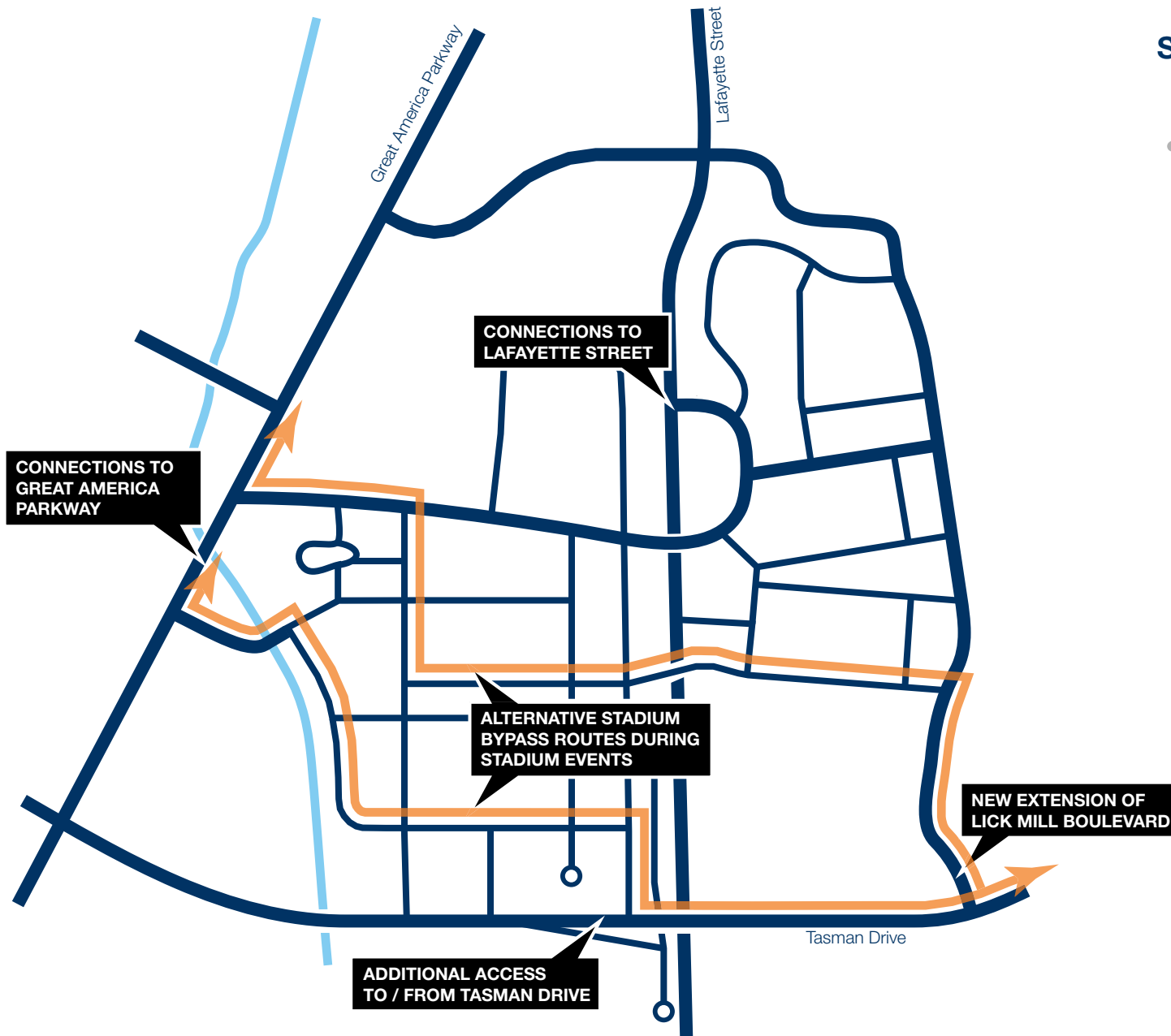
Boundaries

-  Site
-  Parcel

1" = 800'



Site Access Opportunities



Site Specific Opportunities



Reduction in trips due to inherent nature of mixed use development

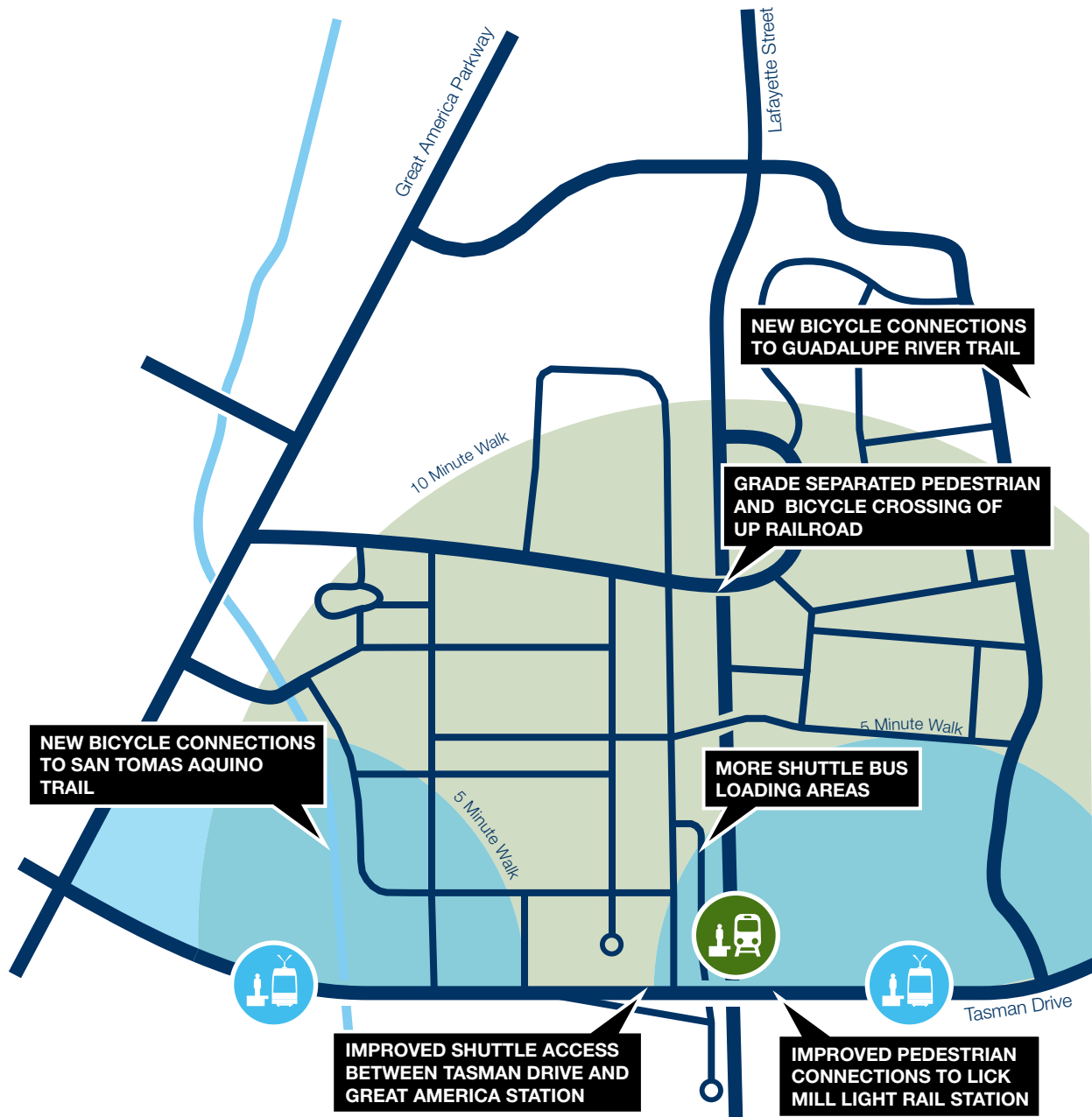


Extensive bicycle and pedestrian network will help to bridge the gaps in the wider area network



Synergy with stadium events providing a place to go before and after events, helping to spread the peak demands

Transit, Pedestrian and Bicycle Opportunities



Transit Opportunities



VTA Express Light Rail Service along Tasman Drive, with 15 minute headways

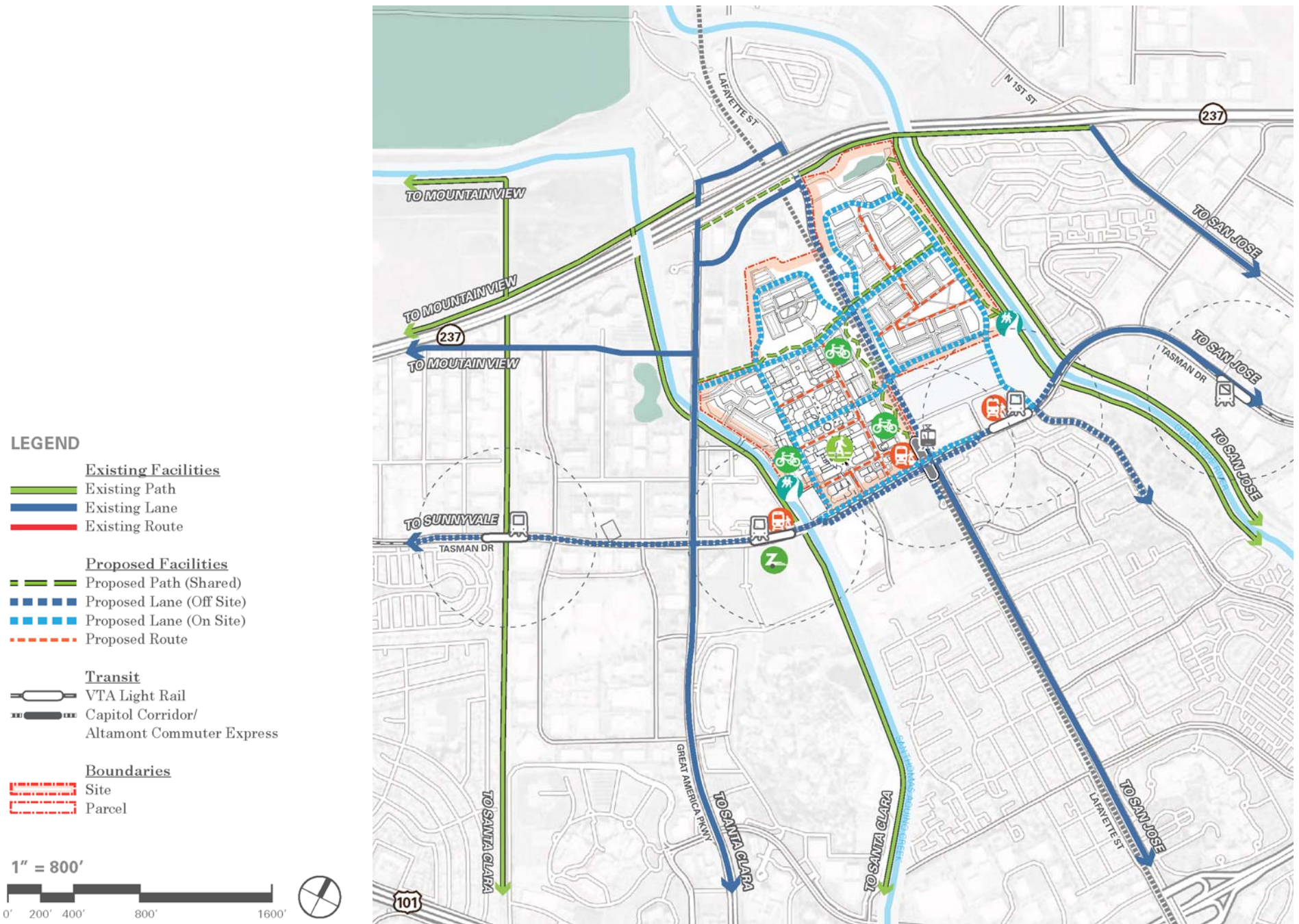


Double Tracking of the UP Railroad will result in increased ACE and Capitol Corridor service



2nd Access onto Tasman Drive could provide greater flexibility for pedestrians and traffic before and after stadium events



Pedestrian and Bicycle Connection Opportunities









Bicycle Network

LEGEND



Existing Facilities

-  Existing Bike Path
-  Existing Lane

Proposed Facilities

-  Proposed Bike Path (Related)
-  Proposed Bike Path (Others)
-  Proposed Bike Lane (Off Site)
-  Proposed Bike Lane (Others)
-  Proposed Shared Bike Route
-  Potential Bike Center Locations

Transit

-  VTA Light Rail
-  Capitol Corridor/
Altamont Commuter Express

Boundaries

-  Site
-  Parcel

1" = 800'

0' 200' 400' 800' 1600'



Pedestrian Network

LEGEND

Vehicular Circulation

- Major Pedestrian Linkage
- Pedestrian Paseo
- Existing Sidewalk
- Proposed Sidewalk
- Bike Path
- Potential Connection
- Urban Interchange
- Full Intersection
- ◐ Right in Right out Intersection

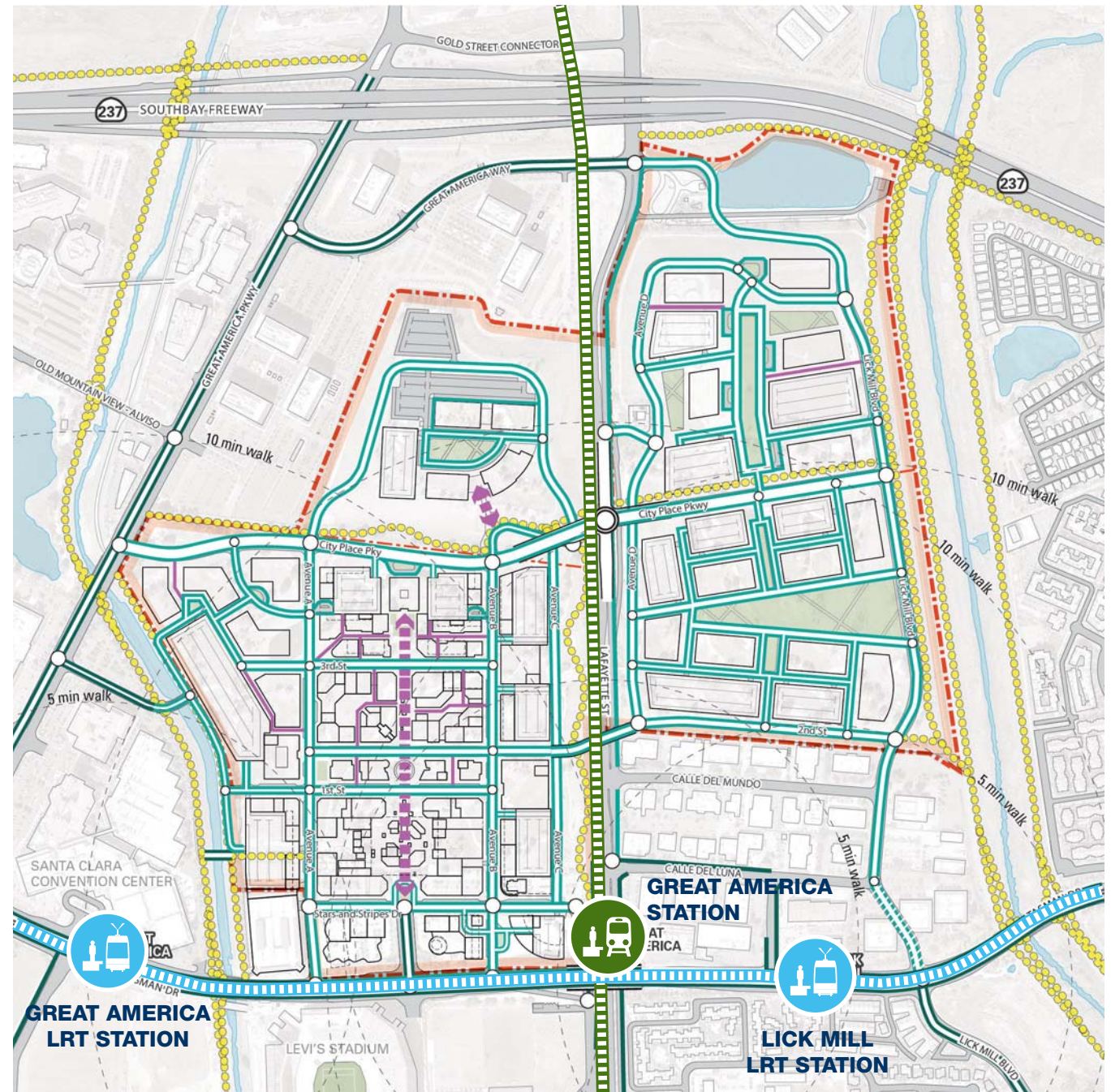
Transit

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Altamont Commuter Express

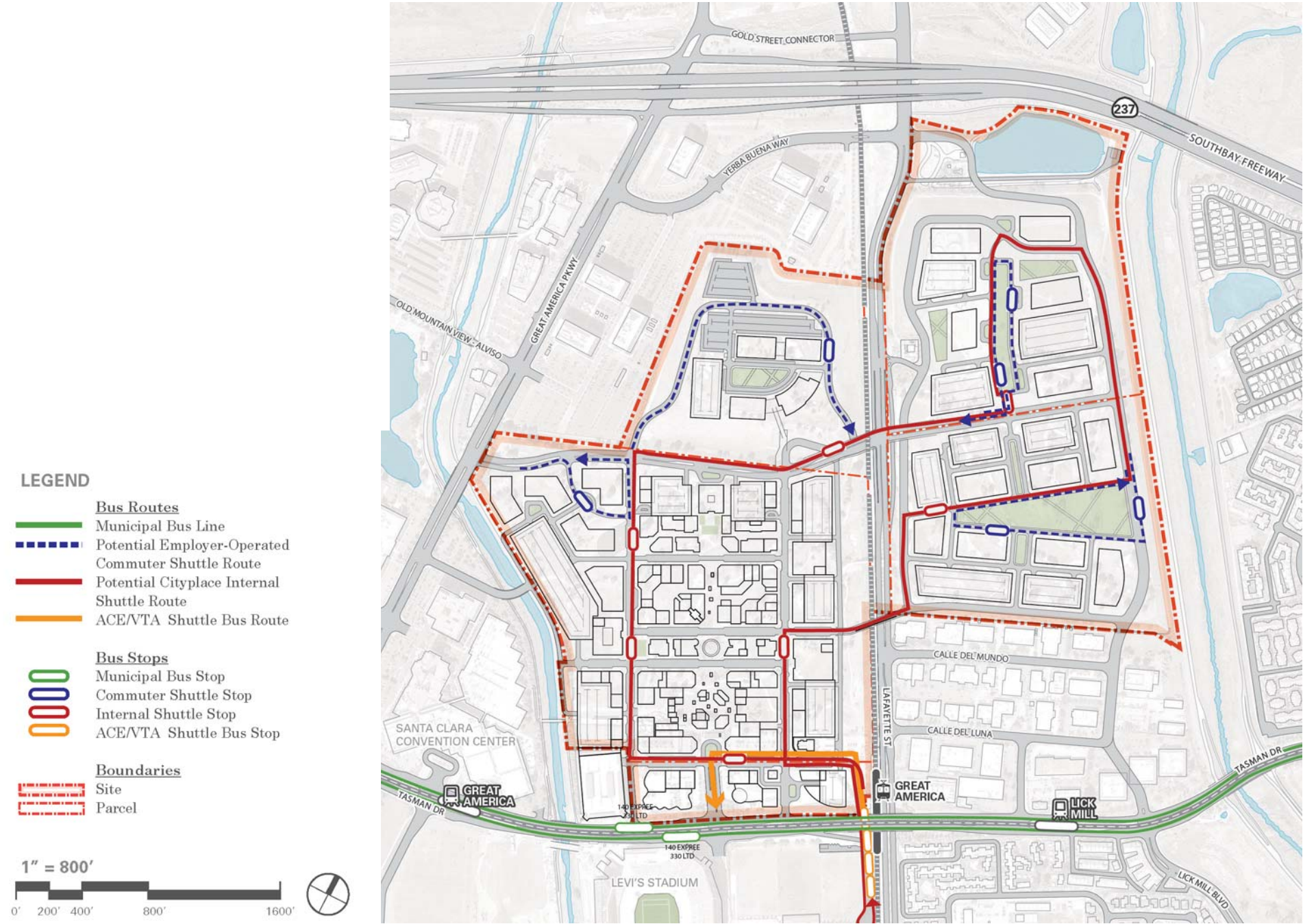
Boundaries

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- Parcel

1" = 800'



Transit / Shuttle Network



City of Santa Clara



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The Center of What's Possible

